



Planning & Buildings Department  
 638 Princess Avenue. Brandon MB. R7A 0P3  
 T: 204.729.2110 F: 204.728.2406  
 www.brandon.ca/planning

**Amendment to Zoning By-law No. 7124**

Name of Property Owner: 6281100 Manitoba Ltd  
 Name of Applicant: SBC Consulting  
 Civic Address of Property: 1501 Moreland Avenue  
 Legal Description of Property: Parcel 1 and Parcel 2 Plan 1694 BLTO

**References:**

BAPD Development Plan By-law No. 95/01/12  
 Applicable Secondary Plan By-law  
 City of Brandon Zoning By-Law No. 7124

*\*\*Prior to submitting a formal application, the Planning & Buildings Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review\*\**

Proposal: To rezone from DR Development Reserve to RMH Residential Mobile/Modular Home Zone

*As the applicant, I confirm and verify to the City that the information provided in this application is true and complete, and I undertake to observe and perform all provisions of The Planning Act, the Development Plan, the Zoning By-law, and the provisions of other relevant laws, by-laws or agreements.*

Signature of Applicant: [Signature] Date: August 7, 2019  
 Address: Unit 10 - 5 Scurfield Boulevard Winnipeg Manitoba Postal Code: R3Y1G3  
 Phone No.: (Primary) 204-470-4802 (Secondary) 204-505-0855  
 Email Address: RMitchell@SBCinc.ca

Signature of Owner: [Signature] Date: August 7, 2019  
 Address: 2404 Park Avenue Brandon Manitoba Postal Code: R7B0S3  
 Phone No.: (Primary) 204-761-0904 (Secondary) 204-728-2235  
 Email Address: Steve@VBJDevelopments.ca

The personal information which you are providing is being collected under the authority of The Planning Act and will be used for the purpose of approving this application. Information is also being collected for the purpose of statistical reporting. It is protected by the Protection of Privacy provisions of The Freedom of Information and Protection of Privacy Act. If you have any questions about the collection and/or use of information, contact Jennifer Houlihan, FIPPA Coordinator, City of Brandon Planning & Buildings Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

**FOR PLANNING DEPARTMENT USE ONLY:**  
 Community Planner: [Signature] Planning File No.: 2-08-19-13 CityView No.: PL2BLA2019-95  
 Date Application Received: \_\_\_\_\_ Payment Date: Aug 19/19 Receipt No.: 2019-7816 Amount: \$ 4,000.00  
 Re Zoning Application REV 12/2018



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### Letter of Authorization

Date: MARCH 29, 2019

To: City of Brandon  
Planning & Buildings Department  
638 Princess Avenue  
Brandon, MB R7A 0P3

RE: PARCEL 1+2 PLAN 1694 BLTO (address or legal description of application)

I (We) hereby give authorization to:

SBC Inc. (ADAM MITCHELL) (Applicant's name)

To apply for a development application for the above address.

Registered Owner(s) on the Current Status of Title:

*Gary Butley*  
*Steve McMillan*

6281100 MANITOBA LTD

MARCH 29, 2019

| Name (Print) | Name (Signed) | Date |
|--------------|---------------|------|
|              |               |      |
|              |               |      |
|              |               |      |
|              |               |      |

August 22, 2019

BY EMAIL

Project No: 17177-00

**Mr. Andrew Mok, BES, RPP, MCIP**  
**Senior Planner**  
**City of Brandon**  
638 Princess Avenue  
Brandon, MB R7A 0P3

**Re: Letter of Intent for Zoning & Subdivision for Northridge Neighbourhood Plan, Brandon MB**

As the Applicant, and owner's representative, please accept this letter of intent in connection with rezoning and subdivision applications for the property identified as 1501 Moreland Avenue (Parcel 1 & 2, Plan 1694 BLTO) in Brandon Manitoba. The property is designated "Residential" as per *Map 1: Urban Land Use* in the Brandon & Area Planning District (BAPD) Development Plan (DP) 2013 [By-law 95/01/12]. The proposed development conforms to the Development Plan designation.

The subdivision application will create public ROW for the construction of a new street connecting Mockingbird Drive at Clare Avenue to Moreland Avenue at current eastern terminus abutting the west P/L of the subject lands. As indicated on the Subdivision Application Map (SAM), it is proposed to name this new street Moreland Avenue in order to distinguish the new development from the existing Monterey Estates while facilitating wayfinding in view of Moreland's access onto 18<sup>th</sup> Street.

As per the attached SAM, the proposed subdivision will create two (2) lots: Lot 1 is 46.26 acres in area and is to be zoned RMH Residential Mobile/Modular Home use, while Lot 2 is 4.70 acres in area and will retain its current DR Development Reserve zoning, with a potential, future rezoning for multi-family development. The current application will rezone approximately 22.27 acres of proposed Lot 1 from Development Reserve (DR) Zone to Residential Mobile/Modular Home (RMH) Zone. This will allow for the development of approximately 105 RMH lots along with a 1 acre of greenspace. The proposed roadways within the development will be privately owned.

Prior to a Public Hearing being scheduled for this application, we will submit a Public Consultation Report in accordance with the Zoning bylaw. We look forward to working with the Planning Department over the course of the approvals process and hope to receive your support. Please contact me with any questions.

Sincerely,

**Sison Blackburn Consulting Inc.**

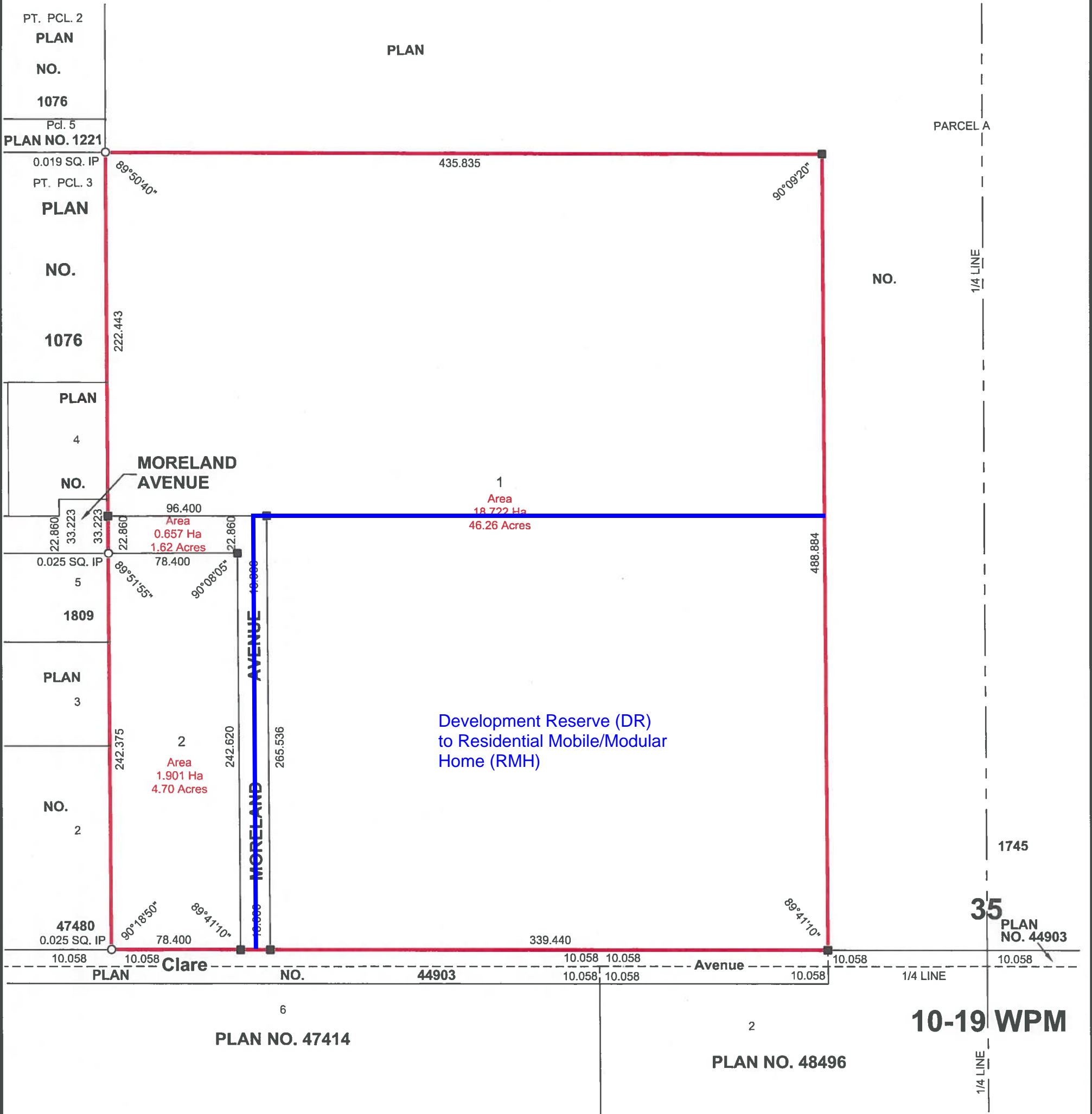


Ross Mitchell, MES, MCIP, RPP  
Project Manager



Attach. (SAM & Subdivision rezoning and subdivision application Forms)

**SUBDIVISION APPLICATION MAP  
PROPOSED SUBDIVISION  
OF PART  
NW 1/4 SEC. 35, TWP. 10, RGE. 19 WPM  
BEING PARCELS 1 AND 2, PLAN NO. 1694 BLTO  
CITY OF BRANDON, MANITOBA**



Dated at Brandon, Manitoba  
This 16th day of August, 2019

*Timothy W. Longstaff*  
Timothy W. Longstaff  
Manitoba Land Surveyor

Authorized to practice under the "Land Surveyors Act" of Manitoba

This document is not valid unless it bears an original signature (in blue ink) and embossed with the approved seal of the Land Surveyor across said signature. © Altus Group Manitoba Land Surveyors, 2019. All rights reserved. No person may copy, reproduce, transmit, or alter this document and no person may distribute or store copies of this document, in whole or in part.

**NOTE:**

Survey monuments found on the ground are described and shown thus .  
Iron survey posts 0.025 x 0.025 x 0.914 marked MLS and L placed at all points shown thus .  
Land affected by registration of this plan is bordered thus .  
All plans referred to are on record in the Brandon Land Titles Office.



METRIC

|                        |                         |                       |
|------------------------|-------------------------|-----------------------|
| Scale - 1: 2500        | Initials: CM - HB - TL  | Field Book: 537/76-78 |
| Drawing: 215591-SAM-R0 | Project No. : 215591-BD | Page 1 of 1           |